

SITE VISIT REPORT: MONDAY 21st November 2022

Committee Members: Alderman Baird, Boyle, Duddy, S McKillop and McKeown; Councillors Anderson, Dallat O'Driscoll (Vice Chair), Hunter, McGurk, MA McKillop, McMullan (Chair), P McShane, Nicholl, Peacock, Scott and Storey

10.30 am

LA01/2021/0756/F – Approximately 25m South of 23 Causeway Road, Bushmills.

App Type: Full Application

Proposal: Retention of existing toilet facilities associated with open farm.

Present: Ald Baird, Ald S McKillop, Councillor Hunter, Officials S Mathers, R Beringer

Apologies: Ald Boyle

Comments:

Viewed from within the application site as proposal seeks the retention of an existing building containing toilet facilities. Officials commenced the meeting by outlining the planning history and explaining that the previous approval for the Open Farm included the provision of toilet facilities in two locations, the corresponding approved site plan and floor plans were shown. The application submitted is for the retention of the separate building, constructed adjacent to the car parking. The site is located within the distinctive landscape setting of the World Heritage site and therefore policy COU 4 of the NAP 2016 applies.

Officials explained that the principle of development is not acceptable as a new building is not one of the permitted exceptions allowed within Policy COU 4. In addition, the proposal is contrary to Policy BH 5 of PPS 6 as the site would adversely impact the integrity and setting of the World Heritage Site, the proposal is contrary to Policy TSM 2 of PPS 16 as it has not been demonstrated that the proposal cannot be accommodated through the conversion or reuse of existing buildings and the retention of the building would harm the rural character of the area; and the proposal is contrary to Policy CTY 14 of PPS 21 as it has not been demonstrated that the proposal will not be unduly prominent in this sensitive landscape and the ancillary works do not integrate with their surroundings and would damage rural character. Views of the site are from the road, the lane and from within the car park. As the Open

Farm is a facility which is open to the public, public views are available from within the site. A question was asked about how long the building had been present on the site and whether or not it was immune. Officials explained that as an enforcement notice had been served on the site that the building does not have permission and its retention is sought. The previous planning permission for the Fun Farm did not include this building. Officials will confirm this query at the Committee Meeting. A question was also asked in relation to the approved toilets and whether these are in place on the site. Officials will clarify this with the agent and advise at the Committee Meeting.

R Beringer 21/11/2022